

To Let

# Suite 4, 4<sup>th</sup> Floor, The Albany

South Esplanade, St Peter Port,  
Guernsey

**ROCK**



# A fully fitted office with outstanding sea views



🏢 £17,000 pa

↕ 360 sqft

## Property Features

Outstanding town centre location

Stunning sea views over Castle Cornet, the Harbour and the Islands

4<sup>th</sup> floor office space

Small suite with access to kitchen and WC's

Plenty of parking options in the immediate vicinity

Available immediately on an all-inclusive rent

# A self-contained office with an all-inclusive rent and great sea views

## **LOCATION**

The property is prominently located on South Esplanade, where there are a number of notable occupiers including; UBS, The International Stock Exchange, Walkers and Network Insurance. It's waterfront position makes it popular for its accessibility adjacent to the bus terminus and in proximity to a variety of short-term and long-term parking options. The High Street is a short walk away and nearby restaurants include Coco's, The Slaughterhouse and Pier 17.

## **DESCRIPTION**

The Albany is a five storey mixed-use building and the available offices are located on the top floor of the building. The entrance to The Albany is directly from South Esplanade with a separate entrance to the rear from Coupee Lane. There is a passenger lift providing access to the upper floors.

The office itself is open plan with a light and sunny aspect and outstanding views over the sea and the Islands. It has access to WC's, shower facilities, kitchen and Board Room.

## **RENT**

The quoting rent for the office is £17,000 per annum. The rent is all-inclusive and includes TRP and service charge.

## **PARKING**

This office has no demised parking spaces. However, there are numerous 1, 2 and 10 hour parking options immediately outside and in close proximity to The Albany.

## **AVAILABILITY**

The offices are available to rent immediately by negotiation direct with the landlord.

## **LEGAL COSTS**

Each party to bear their own legal costs and any other costs associated with letting this property.





# Location

Suite 4, 4<sup>th</sup> Floor, The Albany, South Esplanade, St Peter Port



# Contact & Viewing

Further information and viewing the property is strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial, the landlord's agent:



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